



MINUTES APPROVED 6-09-2005

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
MAY 19, 2005
REGULAR SESSION MINUTES**

PRESENT: Ron McCullagh, Council Member
E.L. Cortez, Vice Chairman
Steve Steinke, Commission Member
Michael D'Andrea (absent at roll call, arrived at 1:13 p.m.)
Kevin O'Neill, Design Member
Michael Schmidt, Design Member
Jeremy A. Jones, Design Member

STAFF: Donna Bronski
Tim Curtis
Lusia Galav
Kurt Jones
Phil Kirschner
Dave Meinhart
Al Ward
Greg Williams
Kira Wauwie

CALL TO ORDER

The regular session of the Scottsdale Development Review Board was called to order by Councilman McCullagh at 1:04 p.m.

OPENING STATEMENT

Councilman McCullagh read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

May 5, 2005 Minutes of the Development Review Board Study Session Minutes
May 5, 2005 Minutes of the Development Review Board Meeting Minutes

VICE CHAIRMAN CORTEZ MOVED TO APPROVE THE MAY 5TH, 2005 MEETING MINUTES. SECONDED BY BOARD MEMBER JONES.

THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

Councilman McCullagh called for a vote on the consent agenda, exclusive of case 21-DR-2005.

<u>1-PP-2005</u> <u>9-DR-2005</u>	and	<u>Desert Mountain Parcel 16</u> Preliminary Plat and Site Plan & Elevations 10525 E. Desert Hills Drive Gilbertson & Associates, Engineers
<u>27-PP-2004#2</u>		<u>DC Ranch Parcel T4</u> Replat of Parcel T4 E. Horseshoe Canyon Drive & Thompson Peak Parkway Espiritu Loci Inc., Architect/Designer
<u>18-DR-2005</u>		<u>Lone Mountain Estates</u> Gated Entrance Northwest Corner of Hayden Road & Dixileta Drive Pinnacle Engineering, Inc., Engineers
<u>31-DR-2005</u>		<u>Montecito Cove Apartments</u> Color Change 9450 E. Becker Lane Montecito Property Co., Applicant
<u>99-DR-2004</u>		<u>Spec Home For Landmark Partners</u> Site Plan & Elevations 13358 East Mountain View Road Clouse Engineering, Engineers

**VICE CHAIRMAN CORTEZ MOVED FOR APPROVAL OF CONSENT
AGENDA ITEMS: 1-PP-2005; 95-DR-2005; 27-PP-2004#2; 18-DR-2005; 31-DR-
2005; 99-DR-2004. SECONDED BY COMMISSIONER STEINKE.**

Councilman McCullagh acknowledged that the Board received a summary of the public's comments regarding case number 31-DR-2005.

**THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SIX (6) TO ZERO
(0).**

21-DR-2005 Comerica Bank

Board Member Jones declared a conflict with item 21-DR-2005/Comerica Bank. He stated that he would not participate in the discussion and stepped down during the discussion and voting.

**VICE CHAIRMAN CORTEZ MOVED FOR APPROVAL OF 21-DR-2005.
SECONDED BY BOARD MEMBER O'NEILL.**

**THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO
(0), WITH BOARD MEMBER JONES ABSTAINING.**

REGULAR AGENDA

Ms. Galav informed the Board that five comment cards have been received regarding case number 26-PP-2004 and Mr. Williams indicated that Transportation is not yet present. The Board agreed to move this item to the last item on the agenda.

86-DR-2004#2 Patchlink Corporate Office Building Complex - Phase II
Site Plan & Elevations
8900 E. Bahia Drive
Moosavi Design Group, Architect/Designer

Al Ward, City Planner, presented the case per the staff packet. The Board approved Phase I earlier in the year. This site is located in Horseman's Park, south of Pima Freeway and Bell Road. Bahia is the access along the south side of the site and the 101 Pima frontage road provided access on the west.

Mr. Ward presented a general overview of the project including setbacks, the landscape plan, and access. He recalled the height issue previously identified and reported that the large roof units have been brought down to the ground in order to meet the height requirements of 36-feet; 42-feet to the top of the mechanical.

He presented the elevations, noting conformance with the first phase. The veneer is an actual flagstone; with no or very little stucco. The glass is blue tint with a combination of

punched windows and continuous rows of windows. The mechanical meets the Horseman's Park overlay of 42-feet. There are balconies with aluminum colored railings. There are also ramadas at the frontage. There is a fairly substantial roof cap overhang to provide some setback for the windows.

Board Member Jones stated that it appears the Applicant has learned from the first case and has continued what was previously discussed, noting that this phase appears to be similar to the first phase. He expressed approval for the project.

Board Member O'Neill requested clarification of the height issues. He noted the various parapet heights and commented that the 42 and 39-foot elevations do not appear to be actual parapets used for screening of mechanical units in this building. He recalled that the previous solution on the other building was to bring the mechanical units down to the ground and inquired as to the outcome of this process.

Mr. Ward recalled that the previous issue related to exceeding the 42-feet, noting that the mechanical raised it to 45 - 47 feet. The other component is that screening is allowed to exceed 36-feet as long as it does not exceed 50 percent of the total roof area.

Board Member Schmitt complimented the Applicant and the Architect for passing around samples of actual stone.

BOARD MEMBER JONES MOVED FOR APPROVAL OF CASE 86-DR-2004#2. SECONDED BY BOARD MEMBER D'ANDREA. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

15-DR-2005

New Horizon

Site Plan & Elevations

14200 N Northside Boulevard

Archicon, L.C., Architect/Designer

Mr. Ward presented the case per the staff packet. This is a new five-building office project located south of Raintree. The area contains four acres. The site abuts the Northside Park area immediately to the south. An access way runs through the site into the park.

Access into the property is from Northside on the east, at two locations, as well as Gelding Drive and 84th Street to the northwest. The total area of the project is approximately 42,000 square feet of building footprint.

Zoning stipulations requiring a 75-foot setback from Patterson Ranch as well as location of the dumpster of 100-feet, have been met. The property is zoned SR-Residential District which requires a setback of 84-feet off the right-of-way in order to maintain the open space.

Mr. Ward presented a perspective of the architecture and noted that there are some CC&R's affecting this property, governing the mission architectural styles. Pitched tile roof screens the mechanical. Landscaping is suitable for this area. Staff has reviewed the plan. Open space parking is in accordance with the ordinance.

Board Member Jones noted review of several different designs and several sets of colors. He further noted that the display picture on the screen, with the square element in the center, varied from materials received in the packet. He indicated that the picture on the screen was preferable. He expressed concerns regarding the choice of colors, noting a fundamental flaw with the color selection. He elaborated that the darker color is a green base brown and the lighter color is a pink, and that pink and green do not work together. The contrast is nice, but the color combination does not work, particularly over time with fading. He noted that the bottom elevation shows a yellower, lighter color that would work with the brown. The upper elevation reflects a redder, brown color on the bottom that would work with the pink. He recommended selecting one of the two color schemes and integrating it with the tile.

Board Member Jones expressed approval of the project in general with a preference to the version displayed on the cover illustration as opposed to the elevation versions. He requested adding a minor stipulation that the perspective version of the design be utilized and that the colors be adjusted.

Vince Dulkey, Archicon, addressed the Board. He explained that the stipulations regarding the CC&R's to the north side area have a flavor of this type of architecture and agreed to modify the colors.

Commissioner Steinke inquired as to whether access through the park entrance was a dedicated roadway. Mr. Dulkey responded that it is a dedicated cross-access easement that wraps around the back of the properties. Commissioner Steinke expressed concern regarding liability ownership of traffic or access issues. Mr. Ward explained that it is a private road that existed on the property prior to this case. The park is a private park. The purpose of the cross-access easement was to combine the accesses rather than having several along the frontage of the site. Mr. Dulkey reported that the property owners to the north have approved their plan to modify the cross-access areas of both properties. The cross-access easements at the east and west sides of the property were granted in their original platting process.

Board Member D'Andrea questioned the location of the trash enclosure and suggested that it be placed on the opposite side, specifically on the far island to the east, where there is not a building directly in front of it. Discussion ensued.

BOARD MEMBER JONES MOVED TO APPROVE CASE 15-DR-2005 WITH THE FOLLOWING STIPULATIONS:

- 1) THE DESIGN THAT IS ACCEPTED IS THE ONE SHOWN IN THE PERSPECTIVE WITH THE RECTALINIER CENTRAL ELEMENT.**
- 2) THE COLOR SCHEME NEEDS TO BE ADJUSTED TO AN ANALOGOUS SCHEME THAT INTERGRATES THE TITLE AND THE TWO WALL COLORS.**
- 3) THE APPLICANT RE-EVALUATE THE LOCATION OF THE TRASH ENCLOSURE IN AN ATTEMPT TO LOCATE IT NEAR NORTHSIDE BOULEVARD.**
- 4) WORK WITH STAFF TO HANDLE ALL OF THESE ISSUES.**

SECONDED BY COMMISSIONER STEINKE. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVE (7) TO ZERO (0).

26-PP-2004 Troon Canyon Estates II
Preliminary Plat
NWC of 120th Street & Pinnacle Peak Pkwy
Kimley-Horn, Engineers

Five comment cards have been received.

Mr. Williams, Senior Planner Community Planning, presented the case, noting that the issue at the last Board Meeting was the resident whose home is 60-feet from the right-of-way of 122nd Street. Since the last hearing, the Applicant has submitted options for entering through other sites. There are entitlement issues with the 119th Street access proposition and therefore, the Applicant's title insurance company has not guaranteed access through 119th Street. There are environmental issues with access from all points to this property.

Since the last hearing, the Crown property has proposed a subdivision and the Applicant has received permission for an additional 15-feet of the Goldie Brown easement to develop 122nd Street into a full street. That full street would be a 40-foot right-of-way with a 24-foot paved area, which will leave room along the west side to add screening with landscaping.

Transportation staff, the owner, and the engineer are in attendance to address questions or comments from the Board.

Ed Bull, 702 East Osborne, representing the Applicant, addressed the Board. He noted staff's recommendation for approval, stating further that this is a very good, high quality plat that is in accordance with the existing zoning and the City's requirements for plats. He requested the Board's approval in accordance with staff's recommendation.

He identified that the real issue has to do with access. The project consists of eleven homes on 40-acres. The primary focus of the debate is whether or not this 40-acre parcel should be accessed from 122nd Street, which is what has been contemplated, versus shoving access over to 119th Street.

He pointed out that staff is recommending approval of 122nd Street and that it makes sense for a variety of reasons. The west half of 122nd Street to the north is already dedicated. There is a stipulation calling for New Horizon to dedicate 25-feet along the eastern boundary for 122nd Street. The Goldie Brown easement allows this to be widened to 40-feet and allows for 24-feet of pavement for two full lanes.

He noted that staff is standing strong with 122nd Street because that's what the maps have shown and 122nd Street does not bring with it some of the hydrological, environmental and legal access issues that would be associated with trying to go across Tract G of the neighboring subdivision to access 119th Street. He further noted that 122nd Street access was disclosed in the public report for the subdivision to the north.

The new plan to shift the roadway to the east provides an opportunity for approximately 13 feet of landscaping between the west curb and the west right-of-way line, the net affect being that the west curb of 122nd Street would be approximately 73-feet away from the closest edge of the closest house.

A note on the plat indicates that the purpose of Tract G is for HOA landscaping and for purposes of access to the City's water booster station. The title company will not insure access to 119th across Tract G.

Mr. Bull presented photographs depicting the dramatic terrain and hydrology that exists across Tract G, adjacent to the Booster Station. The wash is a 404 wash, moving a significant amount of water. He noted that this is a situation where, for a variety of reasons, 122nd Street has been the planned access, and is the right access to the 40-acres, avoiding the hydrological or other impacts on the environment caused by moving access to 119th Street.

Mr. Bull requested that the Board consider the comparison of the 73-foot setback on 122nd Street versus the 25-foot setback that would be created along 119th Street.

Mr. Bull indicated that several of the homeowners in the vicinity of 119th have expressed favor for the project, but are opposed to additional traffic on 119th Street.

He continued, stating that this is not a general plan amendment requesting to change things. This is a preliminary plat that is understood and believed to be in accordance with not only the zoning requirement that exists, and all other City requirements for preliminary plats. He reiterated that the 122nd Street access makes the most sense for the proposed subdivision. Not only has it been planned and recommended by staff, but has the least impact on the area and is most compatible with the area.

He requested approval in accordance with staff's recommendation.

Andy Moore, 3101 North Central, Suite 1000, representing three of the property owners in Sonora Crest. Mr. Moore recalled that Lynn Lagarde (of his office) submitted a letter to the Board and spoke at the previous meeting regarding some of the issues.

Mr. Moore addressed the legal access issue, reporting that Sandy Barnett, the developer who dedicated the plat for Troon Highland Estates, dedicated a 40-foot roadway easement in Tract G. He stated that Ms. Barnett has indicated that was dedicated for roadway access. Ms. Barnett has offered to rededicate the easement; if necessary.

Mr. Moore argued that because legal roadway access exists from 119th Way, it needs to be used anyway. He stated that the staff report for this case indicates that the developer will dedicate 20-feet along the Pinnacle Peak right-of-way for future access to the property to the south. He directed the Board's attention to a map and pointed out the properties that will need access in the future. He suggested that there are two ways to accomplish this: One is through Pinnacle Peak, which already has a dedication from 119th to come over. The other way is to rip a hole down a non-existing 122nd Street.

He opined that if 122nd Street is developed, all future access to southern properties would come down 122nd Street to Pinnacle Peak, which would have to be developed anyway, to get access to these properties. He stated that Phil Kirschner told representatives that Pinnacle Peak is going to be developed because that's how these properties are going to be served.

He argued that the City contends that it has always planned on 122nd Street being the access, but that's not actually the case. He stated that when Sandy Barnett dedicated the 40-foot easement through Tract G, the reason that she had to dedicate it at final plat was for future access to these properties. He further opined that the City has always planned on having Pinnacle Peak be the access to these properties; not 122nd Street.

Mr. Moore pointed out that water lines are going to be installed under ground in the exact location where they would be putting the road if the road were to come through Tract G.

Mr. Moore addressed the Board regarding environmental concerns and presented photos of the terrain wherein he expects the 122nd Street roadway would be constructed. He stated that the roadway would have to go through the peaks and suggested that explosives would be needed.

He directed the Board to an engineering report from Pinnacle Engineering, which indicated that the wash would not be more difficult to bridge than the additional crossing at 119th, which required 2 box culverts, 3 feet by 10 feet. He further stated that it would meet the 100-year flood conditions as well.

He questioned why a roadway should be added when there is no more difficulty to the terrain; there is legal access; the property must be disturbed to install water lines; and the City will have to use Pinnacle Peak anyway. He further stated that the roadway from 119th would be 475 feet in length. The proposed roadway is 1,480 feet in length; three times the size of the roadway, disturbing the environment, than what has to go in anyway for Pinnacle Peak. This road will only serve these 11 homes.

Phil Kircher, Traffic Engineer, addressed the Board. He reported that the Transportation Department has been working with the various property owners in this area to determine where the roads will be, but a preliminary plan has been in place that did show 122nd Street providing access into this area. This is the reason the right-of-way was obtained from this development. It was assumed, when Troon Development Estates came in, that that would be extended to provide access.

He reported that the Pinnacle Peak alignment does have right-of-way existing; however, there's a ridgeline that crosses through it. The 40-foot access easement by the pump station has always been viewed as access to serve the area immediately adjacent to that; a very limited number of homes.

Discussions have been ongoing with fire department staff and the Preserve staff to address concerns and create access into the Preserve area in an attempt to create as many connections into the Preserve area as possible. And provide options for undeveloped properties so that as they develop access can be determined in terms of minimizing the environmental damage.

Mr. Kircher also informed that Board that 119th Street was not intended to accommodate all of the traffic in the area. The department anticipated 122nd Street coming down to access this property. Pinnacle Peak Road is not expected to extend through this area other than maybe to serve a limited number of homes. Another option would be to loop Pinnacle Peak to 122nd Street.

Mr. Kircher indicated that they are working with representatives of the Crown Development to consider other alignments that provide the connection, but the department believes 122nd is the appropriate access for this property.

Commissioner Steinke requested an explanation regarding the black lines on the map. Mr. Kirchner explained that the graphic depicts how the area was coming together. The bold lines are the proposed Troon Estates subdivision and encompass the Crown Development preliminary proposal. The other streets are existing streets. The dashed lines represent anticipated future roadways, based on the preliminary layout.

Chairman McCullagh identified that the access to this subdivision from Pinnacle Peak is not apparent from looking at any of the maps he has reviewed and questioned whether there is any part of Pinnacle Peak Road that is currently completed or anticipate completion of. He stated that there is understandable information related to 122nd Street

access to the subject subdivision, but it is difficult to conceptualize the alternatives that are being proposed. He requested that Mr. Kirchner help the Board compare the options.

Mr. Kirchner explained that 128th comes down from Dynamite and is going to be access to the trailhead for the Preserve. He identified the section of Pinnacle Peak that borders the Preserve and stated that since there is no need to access to it, improvements are not anticipated on that section of Pinnacle Peak. That road will essentially go away. The Crown Development will serve the parcel just south of Pinnacle Peak. The other sections of Pinnacle Peak likely will not be improved; the only potential would be if 122nd were brought up to tie into it. He further explained that that plan is just trying to maintain options based on existing rights-of-way, Goldie Brown easements and the way the lots are configured. As lots develop, a better plan may be implemented. He reported that he and Mr. Gulino are discussing options that may work better than what is being proposed.

Jerry Acuff, 12196 East Sandhills Road, addressed the Board. Mr. Acuff lives in the home most impacted by the proposed road at 122nd Street. He previously lived in the home next to water station on 119th Way. Mr. Acuff acknowledged seeing the road platted on 122nd Street upon the purchase of his home, but stated they were told by the City that the access to the proposed development would be on 119th Way. Mr. Acuff further expressed the opinion that access to the property should occur via Pinnacle Peak.

Upon inquiry by Board Member O'Neill, Mr. Acuff acknowledged that the public report for his subdivision identified that the access to the property to the south was going to be off of 122nd.

David Gulino, Planning Commissioner, 4413 North Saddlebag Trail, representing Crown Community Development addressed the Board. He reported that in the process of developing the Crown project, they discovered circulation issues in the area and it became apparent that everyone needed to work together to find resolutions. In that light, an agreement was made with Mr. Maddox for a 15-foot extension of 122nd into their property. The hope is that this will minimize the impact on these homes.

He expressed support for the project but noted that it would be beneficial to solving the circulation issues to have an emergency access only easement that would extend from New Horizon's cul-de-sac down to the Pinnacle Peak Road alignment. He also stated that the area south of Pinnacle Peak contains approximately 30 acre, which would equate to 9 homes. He reiterated support for the project and the request that the owner agree to a stipulation that would put an emergency access only easement over the top of their water line.

Chairman McCullagh inquired as to what the gain is from making the connection to Pinnacle Peak from the cul-de-sac instead of making the connection straight down 122nd. Mr. Gulino explained that there is a predominant ridge that is a development barrier to bringing the 122nd Street alignment down to Pinnacle Peak.

Upon inquiry by Chairman McCullagh, Mr. Gulino explained that the road would be for emergency vehicles. It would not be open to the public.

Upon inquiry by Board Member O'Neill regarding Crown's interest in an emergency access and the exchange between the parties, Mr. Gulino stated that the interest is in solving the master circulation plan. An emergency access easement in that location helps to complete the proposal.

Board Member O'Neill inquired of staff whether or not there is a requirement for this specific site to have emergency vehicle access. Mr. Kircher replied that it was not identified as a requirement, but it is a good idea, especially in consideration of the fact that the water line easement will go through there.

Upon inquiry by Board Member D'Andrea regarding Crown's interest in 122nd Street, Mr. Gulino stated main access to the development occurs via Alameda and the 122nd Street alignment is not necessary for the development.

Board Member D'Andrea expressed that his immediate impression of this case is that this is a landlocked site. That's a problem. He stated he would find it difficult to go either way on an application, unless everyone sits down and comes up with a solution. He stated that it is very evident that now is the time to find a solution; however, expressed uncertainty about having enough information to make a decision on where the alignment should be.

Upon inquiry by Board Member Schmitt regarding continuation of the emergency access easement alignment, Mr. Gulino explained that a road would most likely be constructed that would connect the dots between New Horizon's project and a future development.

Board Member Schmitt inquired as to the reason a 25-foot dedication was not required as a condition of developing the property to the east of the subdivision. Mr. Kircher indicated that the property on the east side is not developed yet. It will be a requirement of the Crown Development to dedicate that right-of-way. There is a 30-foot Goldie Brown easement that runs the entire length of the 122nd alignment down to Pinnacle Peak; 15-feet on either side.

Board Member Schmitt requested clarification regarding the status of the ridge that exists west of the corner of 122nd Street and Pinnacle Peak and whether or not a road could be built through it. Dave Meinhart responded that in reviewing topography, trying to go over the ridge would be a challenge.

Mr. Meinhart reported that the Transportation Department, Preserve staff and the fire department have been spending a lot of time discussing not only primary but emergency access in this area, adjacent to the Preserve in particular. Major concerns are wild land fires. Washes are also an issue as far as access. The goal of the Transportation Department is ensuring at least one primary access and an additional emergency access in

these areas because in the event of a major flood or a major fire, the primary access may not be available. He further stated that the department is trying to be fair to all, not only in access but also in distributing traffic.

Board Member O'Neill inquired as to the status of the easement that exists between the two lots on the southwest corner of the property. Mr. Gulino indicated that the easement is for utilities. It could be for emergency access as well.

Vice Chairman Cortez inquired regarding the status of the vacant parcel. Mr. Gulino reported the parcel is owned by another party. Discussions are on-going and either the land will be purchased from the other party or an arrangement will be made that access to the development will occur through the Crown property gate.

Commissioner Steinke inquired of staff as to the status of the previously proposed half-street. Mr. Kirchner responded that the 25-foot dedication and the existing 15-foot on the east side, there is enough right-of-way to build the full street. The Applicant is willing to do that.

Mr. Bull addressed the Board. He explained that, contrary to previous indications by Mr. Moore, the road would not be constructed through the peaks. He presented photographs and described the topographical differences relative to constructing 122nd Street versus Pinnacle Peak.

He continued, reiterating several points previously addressed. He directed the Board to a sheet in the packet that depicts the improvements that would have to occur on 119th Street, specifically noting a bridge over the 404 wash and a 5-foot retaining wall in certain locations.

He also pointed out that a buried 8-inch water line is very different than constructing a street in an area where a street was not planned.

A letter from the title company indicates that there is no access from Parcel 4 (New Horizon) to Tract G.

Upon inquiry by Chairman McCullagh, Mr. Bull clarified that Mr. Maddox is amenable to agreeing to a stipulation to allow what is believed to be a 20-foot wide, non-paved, emergency access only easement from the end of the cul-de-sac, presuming it is needed as the property to the south is developed.

Board Member D'Andrea questioned if it would be fair to assume that while shorter in distance, it would be more costly to build the road at Pinnacle Peak than it would be to build a longer road at 122nd. Mr. Bull reiterated that the title company will not provide insurance insuring access through Tract G to 119th. The focus is on what makes sense in the context of the terrain, the environment, the quality of the subdivision and the impact on others in the area.

Board Member O'Neill suggested the option of accessing the property via Alameda, through the Crown's gate and have this be an extension of the Crown's development. Mr. Bull responded that he has no knowledge of whether or not this has been considered and expressed that a direct route of access is needed to the New Horizon development.

Vice Chairman Cortez inquired as to the City's long range plan with regard to development of the Pinnacle Peak roadway and the existence of the Preserve to the south, from an environmental perspective. Mr. Kirchner explained that there is existing right-of-way along the Pinnacle Peak alignment and if this area had remained under private ownership, this potentially would have been the street that served these properties. However, once this area became part of the Preserve and Crown controlled all of the area to the north, this portion of Pinnacle Peak became unnecessary. The Preserve's position is that they do not want roads adjacent to the Preserve.

BOARD MEMBER JONES MOVED FOR APPROVAL OF CASE 26-PP-2004, WITH A STIPULATION TO ALLOW EMERGENCY ACCESS ALONG THE WATER LINE. SECONDED BY BOARD MEMBER O'NEILL.

THE MOTION CARRIED BY A MAJORITY VOTE OF SIX (6) TO ONE (1), WITH VICE CHAIRMAN CORTEZ DISSENTING.

COMMUNICATIONS

Ms. Galav reminded Board Members of their retreat scheduled for this afternoon at 5:00 at the Pinnacle Peak room.

ADJOURNMENT

With no further business to discuss, the regular session of the Scottsdale Development Review Board was adjourned at 1:49 p.m.

Respectfully submitted,
Davette D. Repola
A-V Tronics, Inc.